CITY OF REDMOND LANDMARK COMMISSION

February 7, 2013

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

COMMISSION MEMBERS PRESENT: Thomas Hitzroth (Chairperson - LC), Miguel Llanos (Vice Chair-

LC), David Scott Meade (Chairperson - DRB), Joe Palmquist, Craig Krueger (arrived 7:08), Kevin Sutton, Mike Nichols

EXCUSED ABSENCE: Arielle Crowder, Scott Waggoner

STAFF PRESENT: Kim Dietz, Senior Planner, Redmond Planning Department; Eric O'Neal, Redmond

Parks Department

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Landmark Commission is appointed by City Council to designate, provide additional incentives to, provide review of changes to, and provide expertise on archaeological and historic matters pertaining to properties qualifying for either a national, state or local register status.

LANDMARK COMMISSION

The meeting of the Landmark Commission was called to order by the Chairperson of the Commission, Thomas K. Hitzroth, at 7:05 p.m.

ELECTION OF OFFICERS

Mr. Hitzroth noted that City Code requires an election of officers to the Landmark Commission on an annual basis by April 1 of each calendar year. The positions of Chair and Vice Chair are open.

MR. MEADE NOMINATED MR. HITZROTH FOR CHAIR AND MR. LLANOS FOR VICE CHAIR OF THE LANDMARK COMMISSION. MR. NICHOLS SECONDED THE NOMINATIONS. THE NOMINATIONS APPROVED BY UNANIMOUS VOTE (6-0). MR. KRUEGER ARRIVED AT THE MEETING AT THIS POINT.

MEETING MINUTES

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. MEADE TO APPROVE THE MINUTES OF THE OCTOBER 4, 2012 MEETING. MOTION APPROVED (7-0).

MR. KRUEGER NOTED A TYPO ON THE THIRD PAGE OF THE JANUARY 3, 2013 MEETING. IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. MEADE TO APPROVE THE MINUTES OF THE JANUARY 3, 2013 MEETING, WITH A CORRECTION TO THAT TYPO NOTED. MOTION APPROVED (7-0).

PROJECT REVIEW

Project: Certificate of Appropriateness – Haida House

Description: Review and recommend Certificate of Appropriateness regarding restoration of Haida

House roof (a 4Culture grant funded project in conjunction with Redmond Parks Department)

Location: 7447 159th Place NE **Applicant:** City of Redmond

Staff Contact: Eric O'Neal, 425-556-2325, eoneal@redmond.gov

Ms. Dietz introduced Mr. O'Neal, who is the applicant for this project. She noted that the features of significance for Haida House include the exterior of the structure. The legal parcel is also a feature of significance, but only under the building footprint and not including the remainder of the park. Haida House, in a more historic period, did not have plywood on its front façade. It is located off of Leary Way

near the Sammamish River and is a feature point as one travels along the Sammamish River Trail. At one time, Haida House was covered with vegetation, which has been removed. The vegetation damaged much of the house, and the hope is to repair that damage through a rehabilitation of the roof and its components.

Mr. O'Neal said he hoped to be the project manager on this project if it moves forward. He showed the Commission a photo of Haida House from about a year ago, when organic material had been cleared away from the roof. Mr. O'Neal has sought out a bid for roof replacement in order to create an accurate grant application through 4Culture. Cleaning the roof required a bucket truck, in that the roof planks are completely saturated and unsafe to stand on. Mr. O'Neal said most of the roof planks would be candidates for replacement, but he is holding out for an expert to determine what could be salvaged for historic purposes. The roof is made up of exposed cedar timbers in a state of decay. Ms. Dietz noted that the north view of the building indicates that there have been some updates to the structure, including the doorway and the ramp for ADA access. Those elements were in place when this building was designated as a landmark in 2010.

Mr. O'Neal said the grant and the scope of the project would include a log and repair process, which would be similar to what the City did at the Anderson Park shelter. Each timber in Haida House roof is individual in its state of decay and will be evaluated individually. Some timbers may need "Dutchman" repair, where a matching log could replace a timber that cannot be salvaged. Some timbers may have moderate decay that could be consolidated with epoxy to arrest the decay. Mr. O'Neal said he did not believe anything had been done to slow down the decaying process in this building. If no action is taken, the building will continue to decay. Mr. O'Neal would like to make sure this building is maintained for future generations of Redmond residents.

Mr. O'Neal noted that the wood planks on top of the roof are no longer shedding all the water, which has seeped down to the lower deck and is now getting into the support timbers. He said that the carved artwork is not included in the scope of the Certificate of Appropriateness. Park operations workers, historically, do not touch artwork. There is an arts group in Parks planning that provides oversight of the care of artwork for the City. Mr. O'Neal said there is a leak around the skylight of the roof. The skylight is proposed for removal. That is the only known leak to the interior at present. Mr. O'Neal showed a picture of the roof with cedar split planks on top. Below that layer is an asphalt roof, like a composition roll material, and there is plywood sheathing below that. The scope of the project would be to remove all of that roof material and start over.

Ms. Dietz noted that 4Culture has provided a grant for this purpose, and one of the requirements is that the process should be run through the Landmark Commission. She said this roof work could be considered maintenance, which would be Level I Certificate of Appropriateness. However, there is one issue regarding insulation of the roof, which is not present today. That could be part of the rehabilitation process. The reason the Commission would look at doing something like that would be to program the interior of the structure. It could be programmed for art workshops, for example. There would be limited access to Haida House, however, in that this structure is not considered a building but rather a piece of art. That designation allows for things to be done a little bit differently than if it were considered a building.

Mr. Meade asked if the insulation would just be intended for the roof, or if insulation could be added to the walls as well. Mr. O'Neal said there was an assessment done on Haida House in the past that made it into the grant application for this project. One item in that assessment was insulation. The proposal in front of the Commission would only cover insulating the roof. Mr. O'Neal did not know if wall insulation should be explored further or if that was necessary. He said this is not an airtight structure and he did not know if the walls were insulated. He noted that the profile of the roof would be changing, and the cedar planks would need ventilation. That will change how the building looks, overall. Mr. O'Neal would like approval to add roof ventilation if it is required for the grant process. If adding the insulation is not required, or does not make sense, he was not clear if he would have to come back to the Commission to ask to remove insulation work from the process or if this would be a simple like-for-like renovation.

Mr. Hitzroth asked about a note in the narrative that called for a rigid insulation and asked what that would look like. He asked if it would be removable and what would happen if it were laid on top of historic

material and later removed. Mr. Meade said rigid insulation would require some fastening. Mr. Hitzroth said that in the past, when rigid insulation has been added to some projects, the historic material is destroyed when the insulation is removed in the future. Mr. Palmquist asked if new plywood would be going in. Mr. O'Neal said the insulation would be above the plywood sheathing and below the cedar planks. The problem is, those planks are decorative and not meant to be waterproof. Mr. O'Neal said that in a driving rainstorm, water would get down to the insulation and would need a way out. He said this would not be a typical roof insulation project and he would have to defer to some experts to see if adding insulation makes any sense. Mr. Meade did not think adding insulation made sense.

Mr. Hitzroth asked about how the insulation would affect the profile of the roof, which he said is a standard that is not well identified. Mr. O'Neal noted that if the thickness of the roof increases, some material in the roof right now could not be reused. Mr. Hitzroth asked if the change in the roof profile would be significant enough to be seen by the public. Mr. O'Neal said the change would be an addition of two to four inches. Mr. Meade said adding insulation would not benefit the building, and would not create any additional function. He said putting in insulation would not solve any real problem, in that the building currently is not insulated or heated. Putting in insulation and trapping vapor could cause greater issues of decay that could destroy the building, versus leaving the airspace for the building to breathe. He thought adding insulation would be foolish. Mr. Palmquist asked if the COA could be approved with a condition that insulation would not be added. Ms. Dietz said that could indeed happen.

Mr. Meade asked if there was an opportunity to adjust the way the end of the roof planks finish. He said the roof has a low slope, and it is evident from the images that the water hits the roof, goes down, and comes back into the roof laterally. He said a drip cut should be placed in the end of the cedar planks to allow a spot for the water to hit and fall before it makes its way back to the interior beams. He recommended a kerf cut within an inch of the end of the underside of the boards that would be no more than a quarter inch of depth. That would allow the water a chance to drain. He asked if that would be permissible. Mr. Hitzroth did not think there would be a problem with that in that it would not alter the roofline or any of the building's defining characteristics. Mr. Hitzroth said Mr. Meade's suggestion would actually improve the building to allow for better roof drainage, and would do so in a rather hidden way. Mr. Meade said he did not want to compromise the roofing material, and even a cut that would be an eighth of an inch would be acceptable.

Mr. Hitzroth asked about the sixth standard noted in the COA, which spoke to the roof rehabilitation process addressing other deteriorated features as directed by the standard. He also asked about the seventh standard and how it would be carried out. Ms. Dietz said the sixth standard indicated that replacement of missing features would be substantiated by documentary and physical evidence, which would be similar to the Anderson Park shelter project. Thus, in the event that something would have to be fully replaced, or if it could be salvaged and repaired, that process would be documented. The seventh standard says chemical and physical treatments will be undertaken using the gentlest means possible. Treatments that cause damage to historic damage would not be used. Ms. Dietz said this standard would be honored in this project. Mr. O'Neal has already been careful in maintaining this structure, and treatments that would not harm the structure are used only when necessary. Ms. Dietz said the standards Mr. Hitzroth is asking about recognize that care and maintenance will be important to the structure.

Mr. Hitzroth asked about the involved woodworking techniques noted in the COA. Ms. Dietz said that Mr. O'Neal has a preferred list of contractors that could do this work. The City would work with the Finance Department to operate within that list. Mr. O'Neal said he was using the special historic qualifications supplemental criteria in the invitation for bids for this work. That will help find a qualified contractor. Dudley Carter is known for his work with an ax on historic projects, but the roof would not need that type of work on the cedar split planks. An in-kind replacement of the planks would be done. No woodcarving would need to be done. The project is mainly to stabilize the material on the structure now. If additional wood material would be needed, as much of the sound material as possible would be retained.

Mr. Hitzroth asked about photo documentation of this work during the rehabilitation. He said the allotment of ten images, as noted in the COA, would not be enough. He would like to see more images. Mr. O'Neal said that would not be a problem. Designating the number of photos is a requirement to fulfill the grant, which is for \$9,000. Mr. O'Neal said he could guarantee there would be more than ten photos. Mr.

Hitzroth said he wanted to make sure that anytime something happened to this or any other historic structure, there would be a good amount of photo evidence. He wanted to make sure this concept carried on well into the future of Redmond. Ms. Dietz said the City has received an invitation from 4Culture to photograph this site using a service obtained by 4Culture. That would include high resolution, professional photography and possibly video of the process. The 4Culture group has requested that as the roof is peeled away, a photographer would be onsite. Mr. Hitzroth confirmed that the City would get those images from 4Culture.

Mr. Krueger asked about the door installation. Ms. Dietz said there is no historic nature to the door. She reiterated that when Haida House was designated as a landmark, the door was already in place. Thus, the Commission cannot "step back" to a historic door. Whatever historic door may have been used in the past was not part of the landmark designation. In the future, if the door had to be replaced, something more compatible with the character of the structure could be used. The City would not want to re-create a sense of history. Mr. Krueger asked if the door could be painted such that it was not so obvious. Mr. Hitzroth said when this building was made a formal landmark in 2011; the Regional Landmarks Commission accepted the door as is. There is no documentation of a prior door. Mr. Hitzroth admitted that the door could be seen from a long distance. Mr. Llanos asked if the Commission decided not to add insulation to the Haida House, if that would reduce its use for City programs. Ms. Dietz said that would not preclude any programming.

Mr. Meade asked how Haida House was heated. There is an old wood stove still in place. There was power to the site at one point, but currently, there is no power going to it. The building is about 440 square feet. As funding allows, Mr. O'Neal said that for programming to happen in Haida House, power would be needed. Depending on how the bids come in, the next step to rehabilitate the building would be to replace the glass. Right now, the two large glass panels in the front of the building are not tempered. Tempered glass with a safety film would be added, but that process is pricey. Right now, plywood is over those windows, and the building appears to be a boarded-up structure. Another COA would have to be processed for the windows. Mr. Hitzroth confirmed with the Commission that insulation would not be added to Haida House.

IT WAS MOVED BY MR. MEADE AND SECONDED BY MR. LLANOS TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR THE HAIDA HOUSE WITH THE CONDITION THAT INSULATION NOT BE ADDED. MOTION APPROVED (7-0).

Ms. Dietz asked about the suggestions made by the Commission regarding drip cuts on the roof planks and the color of the door. She asked if those should be noted in the recommendation that she will be taking to the City's Technical Committee, which is the next step for a Level II Certificate of Appropriateness. Mr. Meade said the recommendation for painting the door would be to pick a color that exists on the building, perhaps a silver or gray color. Mr. Hitzroth had no objection to that.

Mr. Krueger asked about what was happening with the Parks Department in terms of opening new parks. Ms. Dietz noted that the Parks Department is doing a lot of work on the Downtown Park and the Cleveland streetscape. But, as the Department is able, work on the newly opened Dudley Carter Park would continue. There have been some events at that park last year, but more work on that park will be a slow process.

HISTORIC PRESERVATION PROGRAM REPORT

Ms. Dietz spoke to the Commission about the functionality of the DRB's web page and the Landmark Commission's web page. In particular, staff wants the members of the group at this meeting know when they have to wear the two hats of Landmark Commissioner and Design Review Board member. Also, staff is trying to let the Landmark Commission know when a meeting is happening. Staff is trying to maintain a distinction between the process of the DRB and the process of the Landmark Commission. So, the two web pages would have agendas specific to the two distinct processes of the Board and Commission. She asked the Landmark Commissioners how the agenda worked for them and if there were any ways to enhance it. In the future, she wanted to know how the separate entities of the Landmark Commission and the DRB should be represented on the web but also blended in such a way to give a heads up about a

Landmark Commission meeting. Mr. Krueger said the two different web pages were a good idea, but then asked for a note to alert the members that a Landmark Commission meeting was coming, with a link to click to go to the other group's website. Mr. Palmquist asked if the Landmark Commission ever met separately from the DRB. He noted that if the Landmark Commission did not meet independently of the group, he would like to see the agenda presented with both the Commission and DRB noted, as it was this week. Mr. Palmquist said getting all the items he needed off the website for this week was a bit of a chore, and he would like having all the information he needed in one spot. He recommended having two separate web pages for the Commission and the DRB, but in going to agendas, the link would go to the same place. Or, the agenda could be duplicated on both web sites. Mr. Hitzroth said the joint meeting concept is a misnomer, of sorts.

Mr. Hitzroth congratulated Mr. Llanos for his membership on the AKCHO Board, the Association of King County Historic Organizations. Mr. Hitzroth said he is now the historian of the King County Landmarks and Heritage Commission, as well.

Ms. Dietz updated the Commission on the Stone House project. The trees, vegetation, streetscape, and front yard area were discussed at the last Commission meeting. The property owners are supportive of tree removal, as the Commission spoke about, and would like that to happen sooner rather than later. The property owner has asked for some type of vegetation to be placed on the stump of the elm trees that are cut down, temporarily, to carry them through the season. A boxed large plant would most likely be added, which would be consistent with the plan for the Downtown park area. A COA has not been applied for in this process, but staff is having conversations about that right now. When the property owners make a final decision as to what their front yard area will become, that will come back to the Landmark Commission as a Level II Certificate of Appropriateness. The Commission had asked about reuse of the elms. Parks staff says the elm would not be suitable for exterior use in the park on a long-term basis. A contractor would have to be sought out for such a project, and that process has not begun.

Ms. Dietz said the Commission would not be looking at the boxed plants put on the elm stumps, but would rather be looking at the front yard area design in the future. Ms. Dietz said the stumps would be ground down to be level with the ground. Removing them completely could cause trouble with some underground utility lines. When those lines are updated, that vegetation could come out. The idea is to remove the trees and put something on the stumps that would not create a tripping hazard. The boxed trees would provide a sense of enclosure to get the property owner through the season. Mr. Krueger asked about the sign on the east side of the Stone House, which is rather tacky looking, in his opinion. Ms. Dietz said that issue has been discussed with the property owner.

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. MEADE TO ADJOURN THE MEETING AT 7:51 P.M. MOTION APPROVED (7-0).